

**MINUTES FROM THE  
CITY OF IONIA PLANNING COMMISSION MEETING  
WEDNESDAY, MARCH 15, 2006 4:00 PM  
IONIA CITY HALL COUNCIL CHAMBERS**

**CALL TO ORDER**

Chairman Lynn Lafler called the meeting to order at 4:00 pm.

**ROLL CALL**

Those present: Commissioners Tony Howerton, Gordon Kelley, John Milewski, David Cook and Chairman Lynn Lafler

Absent: Commissioners Dan Balice, Tom Chadwick and Bruce Roetman

Also present: City Manager Jason Eppler, Larry Harvey and Susan Lehman

**APPROVAL OF AGENDA**

Motion by Commissioner Dave Cook, supported by Commissioner John Milewski, to approve the agenda as presented. Voice vote. All voting yea. Agenda approved.

**APPROVAL OF MINUTES**

Motion by Commissioner Dave Cook, supported by Commissioner Tony Howerton, to approve the minutes from the February 23, 2006 Planning Commission meeting as printed. Voice vote. All voting yea. Minutes approved.

**OPEN PUBLIC HEARING**

Chairman Lynn Lafler opened the public hearing on a request from Ionia Springs Development, LLC for Planned Unit Development and Site Plan approval for the Ionia Springs Development.

Mr. Ed Gudeman discussed the changes that were made as requested by the Planning Commission; off site storm drainage is being studied, no sycamore trees and an increase in the number of single family units from 418 to 427.

Rick Pulaski, project engineer, reviewed the development changes from the first meeting in December, 2005 up to the present. The changes were made to comply with the Planning Commission's requests.

**PUBLIC COMMENTS**

Mr. Hank Knoop, neighbor, commented on the progress made by the developer. His traffic concerns were: additional access on M-66 – north of Apple Tree Drive; the delay of the Jefferson Street access and the MDOT traffic study not addressing the change in traffic volumes and flow practices between the start and finish of the construction. His two recommendations are to eliminate Driveway E and that the Jefferson Street access be opened when the first house is built.

Mr. Gary Christensen, neighbor, presented photographs to the Commissioners and the audience showing houses in other developments. He asked about the housing styles to be built in this development. He expressed concern with the small size of the lots and houses. Mr. Christensen thanked the developer for relocating the Jefferson access.

Ionia Township Supervisor Larry Listerman thanked the Developer and the City for the PA 425 Agreement and for presenting a good plan. He was also thankful the site was not going to be a mobile home park.

Mr. Greg King, Ionia Public School Transportation Department, thanked the Planning Commission for involving the school district in planning for this project. His concern was the number of school bus stops had decreased. They needed at least 10 bus stops so students would not have to walk farther than 1000 feet. Mr. Gudeman assured him that no bus stops were eliminated.

Volcor President Tom Johnson appreciated the changes made by the Planning Commission and the Developer. Mr. Johnson recommended more buffering adjacent to the west side of Volcor property. Mr. Gudeman stated that additional plant materials will be placed along the west side of the Volcor property.

Gary Richard, neighbor, asked if there were studies made to determine the necessity for the housing! Mr. Gudeman commented that he was taking a risk with the development but felt the growth in the Ionia area could support the additional housing.

Gary Christensen, neighbor, asked why the City couldn't provide another access to the project through the wellfield. City Manager Jason Eppler explained the difficulty in putting a road in and DEQ limitations.

## **PUBLIC HEARING WAS CLOSED**

Commissioner Tony Howertown asked about the soccer fields. These will not be included in the plan.

Commissioner Gordon Kelley reviewed his concerns which included the need for Lot 7 buffering, protection of Lot E from general use, timing on Jefferson Street access and the need to eliminate the traffic circle at Street D and Appletree Drive.

Commissioner John Milewski was concerned with Driveway E and Street A intersection. Rick Pulaski said the street was kept straight for buffering purposes.

City Manager Jason Eppler presented the PUD ordinance draft, a list of conditions and requested input from the commission. He reminded the Planning Commission that at this time the overall conceptual plan is being approved and that each phase will need Planning Commission approval.

Motion by Commissioner Gordon Kelley, supported by Commissioner Dave Cook to accept the plan as presented with the following list of conditions:

**BE IT RESOLVED** to recommend to the City Council that Ordinance No. 434 be adopted thereby approving the Ionia Springs Planned Unit Development District and the Ionia Springs Development site plan dated March 7, 2006 as submitted by Ionia Spring Development Company, LLC., Farmington Hills, Michigan, subject to the following conditions.

1. The final traffic study be completed and approved by the Michigan Department of Transportation and the Ionia County Road Commission.
2. Final site drainage plans be submitted and approved by the Ionia County Drain Commissioner and the City Engineer.
3. Landscape plans for the open space areas be submitted to the City for administrative review and approval.
4. That the utility easement located between Lots 371, 372, 382 also be designated for pedestrian pathway purposes.
5. That sidewalks be installed on both the north and south sides of Driveway E, which is proposed to be under the jurisdiction of the Ionia County Road Commission.
6. That the soccer fields proposed to be constructed on property to be purchased by the City from Ionia Springs Development Company, LLC be removed but that the site be graded, balanced and seeded for usable open space by residents of the development until such time as the site is used for well purposes.
7. That the street configuration be revised to show that Street D curves to the east at its north end rather than to the west where it meets Street B.
8. That construction plans submitted for development of each phase include provisions for water main looping and temporary cul-de-sacs on each street as the street system is constructed.
9. Amendments to existing development agreements which address the parcels to be transferred between the City and Ionia Springs Development Company, LLC.
10. Show landscaping along Street A that mirrors Street D; and along the south side of Street B where contiguous to the industrial lots.
11. Review feasibility of revising the project phasing so there is earlier access to Jefferson Street than currently proposed.

Voting yes: Commissioners John Milewski, Gordon Kelley, Lynn Lafler, Dave Cook and Tony Howerton. Voting no: None. Motion passed.

Motion by Commissioner Gordon Kelley, supported by Commission Dave Cook to adjourn the meeting at 5:35 pm. Voice vote. All voting yea. Meeting adjourned.

Respectfully submitted,

Susan Lehman, Secy.  
City of Ionia Planning Commission